



## COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

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### PROJECT UPDATE SUMMARY

**December 12, 2013**

*Updates for December 2013 denoted by items in italics*

#### **General Update Items**

1. *Outdoor Lighting Small Grant Program*
  - a. *Currently accepting applications; Deadline of Friday, December 13, 2013 to be considered in 1<sup>st</sup> round of review*
2. *KFC/Taco Bell Building*
  - a. *Property was sold in August 2013 (Yavapai County Records).*
  - b. *Tenant Occupancy Permit applied for on November 21, 2013 (B-00567) to reopen as a KFC/Taco Bell. Corrections were issued on December 3, 2013.*
3. *Arco Gas Station*
  - a. *As of December 5, 2013, no permit applications have been received by the City.*

#### **Approved Projects**

1. DEV 2010-01 (C-Market)
  - a. New commercial development at 285 Jordan Road (Uptown Sedona)
  - b. Approved March 6, 2012 (2 year approval)
  - c. Expires March 6, 2014 unless building permits are issued and project is under construction
  - d. Submitted for building permits on September 6, 2013 (B-00463)
  - e. *1<sup>st</sup> review of plans completed and applicant is currently working on addressing the corrections*
2. DEV 2010-03 (Thai Spices)
  - a. Development Review for new restaurant at 1425 W State Route 89A
  - b. Approved September 6, 2011 (2 year approval)
  - c. Permits issued (B-00178) on August 9, 2013
3. CUP 2012-03 (Farmer's Market)
  - a. Weekly outdoor farmer's market at Wells Fargo Bank from November through May
  - b. Approved January 3, 2013 (effective 15 days after approval, 3 year approval)
  - c. Expires January 18, 2016

- d. *In second winter season at Wells Fargo; no issues reported*
- 4. DEV 2012-01; PZ13-00012 (ZC), Bella Sedona Apartments Development Review and Zoning Reestablishment
  - a. Development Review: 8-unit apartment complex (by Shadowbrook Apartments)
  - b. Approved February 5, 2013 (2 year approval)
  - c. Expires February 5, 2015 unless building permits are issued and project is under construction
  - d. *No recent activity*
  - e. Zoning Reestablishment: Reestablishing RM-1 to allow for development of apartment project
    - i. Planning and Zoning Commission recommended approval to the City Council on August 20, 2013
    - ii. City Council approved Zoning Reestablishment on September 24, 2013
- 5. PZ 13-00002 (DEV) Park Place Condominiums
  - a. Approved redesign for condominiums site plan
  - b. Approved May 7, 2013 (2 year approval)
  - c. Expires May 7, 2015 unless building permits are issued and project is under construction
  - d. *No recent activity*
  - e. Will require a Major Amendment to the Final Plat Map before permits may be issued
- 6. PZ 13-00003 (ZC, DEV) Mariposa Restaurant
  - a. Zone Change and Development Review approval to allow for construction of a new restaurant
  - b. Development Review approved by Planning and Zoning Commission on April 2, Zone Change approved by City Council on May 14 (3 year approval)
  - c. Expires May 14, 2016 unless permits are issued and project is under construction
  - d. Demo Permit issued July 2; Grading Permit issued July 19; Landscaping Permit issued September 20
  - e. Building Permit approved and ready to issue pending payment of fees
- 7. PZ 13-00004 (SUB) Kayenta Plaza
  - a. Commercial condominium conversion of existing building to create 6 units
  - b. Preliminary Plat approved by City Council on August 13, 2016
  - c. Next step is Final Plat – Per Land Development Code Section 704.06, preliminary plats are good for 36 months, applicant must apply for Final Plat by August 13, 2016
- 8. PZ 13-00005 (CUP) Over the Edge Eatery
  - a. Outdoor food trailer at Over the Edge Bikes

- b. Approved by Planning and Zoning Commission on May 7, 2013 (5 year approval)
  - c. Expires May 7, 2018
  - d. The applicant is working with the Yavapai County Health Department to obtain necessary permits. Prior to opening, the applicant will need to meet the Conditions of Approval of the CUP, including construction of a new fence, new landscaping, and obtaining a business license. *Applicant anticipates being open in early 2014.*
9. PZ 13-00007 (CUP) Rimstone Sales Office
- a. Model home/sales office at the Rimstone (formerly Cor D'Amor) Subdivision
  - b. Approved by Planning and Zoning Commission July 2, 2013 (4 year approval)
  - c. Expires July 2, 2017
  - d. Tenant Improvements/Occupancy approved under permit B-00253, issued April 16, 2013 (prior to approval of the CUP to allow for sales office operation under Temporary Use Permits)
10. PZ 13-00008 (CUP) Soul Inn Bed and Breakfast
- a. Reestablishment of an expired CUP for a Bed and Breakfast in Uptown Sedona
  - b. Approved by Planning and Zoning Commission on July 16, 2013 (5 year approval)
  - c. Expires July 16, 2018
  - d. Tenant Occupancy Permit issued August 16, 2013
  - e. Certificate of Occupancy issued August 22, 2013
  - f. *Project complete and open for business. This item will be removed from future update lists.*
11. PZ 13-00011 (SUB) Wyndham Apartments Minor Modification
- a. Request to rotate one of the approved apartment building footprints (no increase to units) and the addition of six (6) new parking spaces
  - b. Minor Amendment to the Final Plat approved by City Council (consent agenda) on July 23, 2013 (no expiration)

## **Pending Projects**

1. PZ 13-00006 (ZC, SUB, DEV) Wyndham Sales Office
- a. Major Plat Amendment, Major Amendment to the Planned Development, and Development Review for the following:
    - i. Proposal to remove one 10-unit apartment building from the Final Plat and construct a new sales office for Wyndham Vacation Resorts in its place.
    - ii. Future use of the sales center should Wyndham vacate the building would be for recreational purposes for use by tenants of the apartment

- iii. Proposal to change all buildings platted as 10-unit apartment buildings to 12-unit apartment buildings (footprints would not change, 3 bedroom units would be converted into two 1 bedroom units)
  - b. Conceptual Review with Planning and Zoning Commission completed June 4, 2013
  - c. Next steps would be submittal of application and documents for Final Review.
  - d. Project must go through Work Session and Public Hearing with Planning and Zoning Commission and a Work Session and Public Hearing with City Council
  - e. Submittal date and time frames unknown at this time (dependent upon applicant submitting required documents)
2. PZ 13-00009 (DEV) 15/20 Plaza
- a. Development Review for new commercial buildings at 1520 W. State Route 89A (northeast corner of Posse Ground and State Route 89A)
  - b. Conceptual Review with Planning and Zoning Commission completed September 3, 2013
  - c. Next steps would be submittal of application and documents for Final Review. Planning and Zoning Commission has final approval authority.
  - d. *Applicant anticipates submitting for final review in early 2014.*
3. PZ 13-00013 (DEV) Sedona Rouge Expansion
- a. Development Review for 32 new lodging units (new site plan, development under the previously approved plans is no longer being pursued)
  - b. Expansion of Sedona Rouge (Zone Change and Development Review) originally approved by City Council on October 27, 2009 (Case numbers ZC2008-4, DEV2008-6, AP2009-1). The zone change and development review approvals were considered vested upon dedication of 2 affordable housing units and recordation of a public access easement through the site. While the zoning allowing for the addition of 32 units is still in place, as the Sedona Rouge is no longer pursuing development according the original plans, a new development review must be approved for the redesign of the units.
  - c. Submitted for Conceptual Review on July 29, 2013
  - d. Planning and Zoning Commission held Work Session on August 20, 2013 and a Site Visit on August 27, 2013
  - e. *Project has changed to include a Zone Change, Land Exchange, and Development Agreement in addition to the Development Review. City Council held a Work Session on November 13, 2013, and Planning & Zoning Commission will hold another Work Session on December 12, 2013.*
4. PZ 13-00014 (ZC, DEV) Sky Ranch Lodge Expansion
- a. Zone Change and Development Review for 40 new lodging units and a 7,500 square foot meeting facility
  - b. Submitted application for Conceptual Review on July 30, 2013

- c. Planning and Zoning Commission held Work Session on August 20, 2013 and a Site Visit on August 27, 2013
  - d. Conceptual Review completed September 17, 2013; Next step is submittal of application and documents for Final Review.
  - e. *Applicant anticipates submitting for final review by the end of 2013.*
5. PZ 13-00015 (SUB) Mormon Hill Estates
- a. Subdivision for 19 new single family lots on the old ILX property
  - b. Submitted application for Conceptual Review on August 30, 2013
  - c. *Conceptual Plat Review: Planning & Zoning Commission held a Work Session on September 26, 2013; a Work Session and Site Visit on October 10, 2013; and a Public Hearing on October 15, 2013*
  - d. *Next step is submittal of application and documents for Preliminary Plat Review, which requires Public Hearings with Planning and Zoning Commission and City Council.*
  - e. *Submittal date and time frames for Preliminary Plat Review unknown at this time (dependent upon applicant submitting required documents)*
6. PZ 13-00016 (ZC, DEV) CVS/pharmacy
- a. Zone Change and Development Review for new CVS/pharmacy at 20 Airport Road, south east corner of Airport Road and State Route 89A
  - b. Submitted application for Conceptual Review on September 6, 2013
  - c. *Planning & Zoning Commission held a Work Session and Site Visit on October 10, 2013 and Conceptual Public Hearing on November 19, 2013.*
  - d. *Next step is be submittal of application and documents for Final Review. Submittal date and time frames unknown at this time (dependent upon applicant submitting required documents).*
7. PZ 13-00017 (TE) Jordan Estates and Townhomes
- a. Final Plat Map for a Townhome and Single Family Subdivision development was approved on September 25, 2012. The Development Review for the Townhome portion of the project would have expired on September 25, 2013. The applicant submitted an application for a Time Extension on September 24, 2013. The Time Extension, if approved, would give the applicant additional time to build the Townhome portion of the development under the previous approvals.
  - b. Recordation of the Final Plat (and thus provision of required financial assurances) will be a recommended condition of approval if the time extension is ultimately approved.
  - c. *Time Extension approved by November 19, 2013, new expiration date of September 25, 2015. Applicant must record the Final Plat Map by February 17, 2014 to meet conditions of approval. The applicant has been working with Public Works Department Staff to ensure that this deadline is met.*

## Potential Projects

1. *Enterprise Rent-A-Car CUP Renewal*
  - a. *Renewal of a CUP (CUP2008-3 & CUP2003-5) to operate a rental car agency in a C-1 (General Commercial) Zone; Current CUP expires March 3, 2014*
2. Sedona Wine and Beer Company (CUP)
  - a. Outdoor entertainment venue to allow business to hold parties and events on their outdoor patio.
  - b. Application not submitted, events need to have a temporary use permit approved to hold outdoor events until a CUP application is submitted and considered by the Planning and Zoning Commission.
  - c. *December 2013 Update: No Update*
3. Red Rock Creek Subdivision (Modification to SUB & ZC approvals)
  - a. Gassaway House Property, Previous Zone Change and Subdivision approved June 5, 2007 under ZC2006-6 and SUB2006-16
  - b. Per letter from John O'Brien dated October 29, 2008, the zoning is vested.
  - c. Property was sold in August 2013. The new owners indicated they are planning to develop the property per the approved plans and understand that they will have to pay the housing in-lieu fees that were approved as a part of the original Zone Change/Subdivision application.
  - d. The new owners indicated to staff that they may apply for minor modifications to the Final Plat that would not affect the approved buildings but would give certain lots a more usable yard/outdoor area. In addition, as they pursue development of the buildings, they may be requesting additional modifications, since the building footprints and elevations were approved as a part of the plat. Staff would review the scope of their proposed changes to determine the appropriate process.
  - e. *December 2013 Update: No Update*
4. Casitas at Coffee Pot (SUB)
  - a. Condo conversion of Casitas at Coffee Pot apartments, west side of Coffee Pot between Grasshopper Lane and Jackrabbit Lane, 12 units
  - b. No application submitted.
  - c. *December 2013 Update: No update*
5. Sedona Racquet Club (DEV)
  - a. Development Review proposal for an Age-in-Place Development with a mix of Independent Living, Assisted Living, and Convalescent Care
  - b. No application submitted.
  - c. *December 2013 Update: No Update*

6. Centrum/The Villas at Centrum Redesign (ZC, SUB, & DEV)
  - a. Project originally approved as a mixed use (commercial/residential) development at 220 Sunset Drive (property south of Walgreens).
  - b. The Planning and Zoning Commission approved the Development Review (DEV2008-2) on May 4, 2010.
  - c. The City Council approved the preliminary plat for this project (SUB2008-2) on September 14, 2010.
  - d. *December 2013 Update: All approvals for this project have expired and this item will be removed from future update lists*
7. Rigby Property (ZC & DEV)
  - a. Possible rezoning and development review for a project on property behind Windsong Mobile Home Park (The Rigby House property)
  - b. *December 2013 Update: No Update*
8. Preserve at Oak Creek (CPA, ZC, SUB, DEV)
  - a. All previous approvals have expired. As the property was zoned PD, the current zoning only allows for development of that specific proposal. Any new proposal would have to go through at least a zone change and development review, possibly a community plan amendment and potentially a subdivision, depending on the proposal.
  - b. *December 2013 Update: No Update*
9. Lomacasi (CPA, ZC, SUB, DEV)
  - a. The property is zoned L (Lodging) and designated Commercial/Lodging by the Community Plan. Any new proposal would have to go through at least a development review, possibly a community plan amendment, zone change, and subdivision, depending on the proposal.
  - b. *December 2013 Update: No Update*
10. Cultural Park (CPA, ZC, SUB, DEV)
  - a. All previous approvals have expired. As the property was zoned PD, the current zoning only allows for development of that specific proposal. Any new proposal would have to go through at least a zone change and development review, possibly a community plan amendment and potentially a subdivision, depending on the proposal.
  - b. *December 2013 Update: No Update*
11. Southeastern Corner of 89A and Upper Red Rock Loop Road (CPA, ZC, DEV)
  - a. No approvals for this site. The property is zoned C-1 and RS-18a, designated as Commercial and Low Density Residential by the Community Plan. Inquiries have generally involved Lodging uses, which would require Zone Change and Development Review. Other approvals may be required depending on the proposal.
  - b. *December 2013 Update: No Update*